

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

FAUZIA ZUBAIR D/B/A F.Z. DAY CARE, SP 2014-MV-069 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 8632 Gateshead Rd., Alexandria, 22309 on approx. 15,300 sq. ft. of land zoned R-2 (Cluster). Mr. Vernon District. Tax Map 101-3 ((20)) (9) 2. Mr. Smith moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on October 1, 2014; and

WHEREAS, the Board has made the following findings of fact:

1. The owner of the property is the applicant.
2. The present zoning is R-2 Cluster.
3. The area of the lot is 15,300 square feet.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant, Fauzia Zubair d/b/a FZ Day Care only and is not transferable without further action of the Board, and is for the location indicated on the application, 8632 Gateshead Road, and is not transferable to other land.
2. This special permit is granted only for the home child care facility indicated on the special permit titled "Property Report, Lot 2, Section 2, Block 9, Mt. Vernon Manor," prepared by John F. Veatch, Land Surveyor, dated March 23, 2005, as revised by Fauzia Zubair through May 8, 2014, and approved with this application, as qualified by these development conditions.

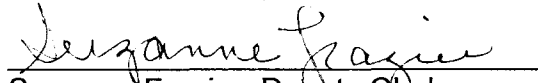
3. A copy of this special permit **SHALL BE POSTED in a conspicuous place on the property of the use** and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The maximum hours of operation of the home child care facility shall be limited to 7:00 a.m. to 6:00 p.m., Sunday through Saturday.
5. The maximum number of children on site at any one time shall be 12, excluding the applicant's own children.
6. The number of non-resident assistants on site at any one time shall be limited to two.
7. All pick-up and drop-off of children shall take place in the driveway.
8. The dwelling that contains the child care facility shall be the primary residence of the applicant.
9. There shall be no signage associated with the home child care facility.
10. No napping shall occur in the room identified as "Room 1" on the floor plan in Attachment 1.
11. The shed shall remain locked during all hours of operation of the home child care facility.
12. The applicant shall provide access within 30 days of today's date to the County staff to provide a final inspection to ensure that the issues that were identified in the September 30, 2014 memo, specifically including the handrail and the electrical service switchboard panel, have been corrected.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 6 months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Ms. Theodore seconded the motion, which carried by a vote of 6-1. Mr. Byers voted against the motion.

A Copy Teste:


Suzanne Frazier, Deputy Clerk
Board of Zoning Appeals

Mohammad Z. Qadri
 Farziah Zubair
 8632 Gateshead Road
 Alexandria, VA 22309

F.2. Day care

8632. Gateshead Rd
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Page #1 of 4

F.2 Day care

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